



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Boulevard, 3rd Floor • Long Beach, CA 90802 • (562) 570-6194

August 12, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Deny the appeal and uphold staff denial of a Certificate of Appropriateness to install a new vinyl fence along the rear property line of a single-family residential lot located at 1215 E. Hellman Street. The subject lot contains a single-family residence which is a contributing structure in the Hellman Street Craftsman Historic District. (District 2)

APPLICANT: Jose and Delia Ulloa
1215 E. Hellman Street
Long Beach, CA 90813
(Application No. COAS1905-35)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to install a 6'-6" tall vinyl fence located along the rear property line on a single-family residential property.

BACKGROUND

The subject site, 1215 E. Hellman Street, is located at the north side of Hellman Street between Orange and Walnut Avenues (Exhibit A – Location Map). The site is located within the R-2-N zoning district (Two-Family Residential District with Normal Lots). The site is developed with a single-family residence built in 1910 and a detached two-car garage. The house is a contributing structure to the Hellman Street Craftsman Historic Landmark District (Ordinance number C-7051 adopted in 1992) (Exhibit B - Hellman Street Craftsman Historic Landmark District Ordinance).

On April 18, 2019, the property owner received a code enforcement citation (CEAC259734) requiring the removal, replacement, and repair of all deteriorated and unsafe fencing on site. On June 10, 2019, the applicant submitted a Certificate of Appropriateness application requesting replacement of the existing dog-eared wood fence located along the rear property line with a new 6'-6" tall white vinyl fence. On June 28, 2019, staff denied the application (Exhibit C - Certificate of Appropriateness denial). On July 5, 2019, the applicant filed an appeal of staff's decision citing that there is no code requirement that prohibits a vinyl fence in a historic district (Exhibit D - Appeal).

The subject property measures approximately 50-feet wide by 90-feet to 98-feet deep and totals 4,737 square-feet in area. The house was designed in the Craftsman architectural style is setback approximately 15'-0" from the front property line. A two car-garage is located in the northwest corner of the property and is accessed via the driveway which extends the length of the west property boundary. A dog-eared wood fence is currently installed along the two side property lines and the rear property line. A landscape planter located directly in front the rear wood fence is planted with mature plant material (Exhibit E – Photos).

ANALYSIS

The property is located in Hellman Street Craftsman Historic Landmark District and is subject to a Certificate of Appropriateness per Long Beach Municipal Code (LBMC) Section 2.63.080(A). The approval of the Certificate of Appropriateness is subject to compliance of four findings listed below.

1. Will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the certificate of appropriateness is consistent with the spirit and intent of this Chapter;
2. Will remedy any condition determined to be imminently dangerous or unsafe by the Fire Marshal and/or Building Official;
3. Will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; and
4. Will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The approval of a Certificate of Appropriateness requires a determination that the proposed improvements comply with LBMC Section 2.63.080 (Cultural Heritage Commission), the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures, the Hellman Street Craftsman Historic Landmark District (Ord. C-7051), and the adopted Hellman Street Craftsman Historic District Design Guidelines.

The Hellman Street Craftsman Historic Landmark District ordinance (adopted in 1992) identifies appropriate replacement fencing material as wood, wrought iron, stucco or masonry and prohibits the use of chain link fencing. The ordinance does not address the use of vinyl as appropriate or prohibited replacement material. The ordinance states that "the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings...shall serve as standards and guidelines for future exterior changes to improvements in the district." Standard Number 6 state, "deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials...". Vinyl fencing material did not exist at the time the house was built nor during the period of significance (1902-1928) for the Hellman Street Craftsman Historic

Landmark District. Therefore it is not considered to be a compatible material for the style of architecture or for the period of significance.

The Hellman Street Craftsman Historic District Guidelines were created to provide more detailed guidance for appropriate changes within the historic district. Finding number four (above) requires compliance with the Historic District Guidelines. The Guidelines have established that use of contemporary materials are incompatible within historic districts. For example, vinyl windows have been identified as a contemporary material that is incompatible in historic districts. With regards to replacement fencing, the Guidelines state "appropriate rear fencing materials includes vertical wood planks, dog eared fencing, board and batten fencing, or other vertically-oriented wood fencing. The use of prefabricated materials like concrete block, vinyl and chain link are not permitted: these materials often appear temporary and are rarely visually compatible with historic styles." The guidelines specifically prohibit the use of vinyl fencing material. Vinyl is a prefabricated material and is discouraged by the applicable design guidelines. As such the proposed project is inconsistent with the finding number four which requires compliance with the Design Guidelines.

CONCLUSION

Staff determined that the installation of vinyl fencing material does not meet the Hellman Street Craftsman Design Guidelines and the Secretary of the Interior Standards. Wood fencing is widely available and would be the appropriate replacement fencing material. The findings for denial are attached as (Exhibit F – Findings).

The role of the Commission in hearing an appeal is to conduct a *de novo* review. In this case, the Cultural Heritage Ordinance requires that no Certificate of Appropriateness be issued that is not in compliance with the Hellman Street Craftsman Design Guidelines and the Secretary of the Interior Standards. The Cultural Heritage Commission is the appeal body and all decisions rendered are final. The proposed project involves the addition of building materials to the property in conflict with the Hellman Street Craftsman Design Guidelines and the Secretary of the Interior Standards.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the proposed vinyl fence does not meet the requirements set forth in Section 2.63.080 (Cultural Heritage Commission) of the Long Beach Municipal Code, the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the Hellman Street Craftsman Historic District Ordinance (Ord. C-7051), and the Hellman Street Craftsman Historic District Design Guidelines. Staff recommends denial of the appeal and that the Commission uphold the staff denial of the requested Certificate of Appropriateness.

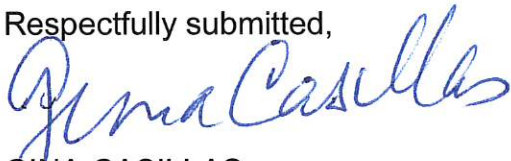
ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was found to be exempt from further environmental review.

PUBLIC HEARING NOTICE

Public notices were distributed on July 24, 2019 and a notice was mailed to the Craftsman Village/Hellman Historic District (Neighborhood Association).

Respectfully submitted,



GINA CASILLAS
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:PD:ap:gc

Attachments: Exhibit A – Location Map
 Exhibit B – Hellman Street Craftsman Historic Landmark District Ordinance
 Exhibit C - Certificate of Appropriateness denial
 Exhibit D – Appeal
 Exhibit E – Site Photos
 Exhibit F – Findings